The Planning Inspectorate

ADUR & WORTHING
31 MAR 2014
PLANNING SERVICES

3/05a Wing
Temple Quay House
2 The Square
Bristol, BS1 6PN

Direct Line: 0303 444 5282
Customer Services: 0303 444 5000
Fax No: 0117 372 8181
e-mail: teamp11@pins.gsi.gov.uk

Mrs D Johnson
Adur District Council
Planning & Development Services
Department
Civic Centre
Ham Road
Shoreham By Sea
West Sussex
BN4 6PR

Your Ref: AWDM081013

Our Ref: APP/Y3805/A/14/2213324

Date: 26 March 2014

Dear Mrs Johnson

Town and Country Planning Act 1990
Appeal by Ms Vicky Portwain
Site at 18 Southdown Road, Shoreham-by-sea, BN43 5AN

I enclose third party correspondence relating to the above appeal.

If you have any comments on the points raised, please send 2 copies to me no later than **11 April 2014**. You should comment solely on the representations enclosed with this letter.

You cannot introduce new material or put forward arguments that should have been included in your earlier statement. If you do, your comments will not be accepted and will be returned to you.

Using e-mail and the internet

You can now use the internet to send us documents and check the information and the progress of this case at (www.planningportal.gov.uk/pcs). If you send us your comments by e-mail, you only need to send us one copy of each. However, if you post your comments, please send us 2 copies of everything and put the full appeal reference number on each copy.

Comments submitted after the above deadline will not be seen by the Inspector unless there are extraordinary circumstances for the late submission.

Yours sincerely

INVESTOR IN PEOPLE
POSITIVE ABOUT DISABLED PEOPLE

Jenni Ball

211L(WR)

The Planning Inspectorate

Further information on us and the planning appeal system can be found on our website www.planning-inspectorate.gov.uk

For official use only
(Date received)
1-Mar-2014 18:47

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable for it. This can be found in the notification letter sent out by the local planning authority or the start date letter for it.

Comments submitted after the deadline may be considered invalid and returned to sender.

DETAILS OF THE CASE

Case Reference: **APP/Y3805/A/14/2213324**

Address of site: 18 Southdown Road
SHOREHAM-BY-SEA
West Sussex

Postcode: BN43 5AN

Grid Reference: Easting: 5215257 Northing: 1054969

SENDER DETAILS

Name: Mr and Mrs Jean and Nigel Feldberg

Acting On Behalf Of: N/A

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case? Interested Party / Person

What kind of representation are you making? Interested Party/Person Correspondence

YOUR COMMENTS ON THE CASE

Please provide your representation below.

Dear Sirs

We write as owners of a property in Ravens Road, Shoreham by Sea, the road located to the East of the application site.

As previously stated in our letter of 13 August, 2013 to Adur & Worthing Council - of which we have been assured you have a copy - we strenuously object to the granting of this Appeal.

The appeal was rejected on the grounds that the amount of traffic that this new development would cause along the communal, unadopted lane between the gardens of Southdown Road and Ravens Road would not only compromise the integrity of the drains but also create undue hazards with regard to potential parking and disturb the quiet nature of the area. The lane is also totally unsuitable for commercial or emergency vehicular use.

YOUR COMMENTS ON THE CASE (Continued)

We are also extremely concerned that planning permission for this type of accommodation will open the floodgate for further development along this quiet, unmade lane which is only 12' wide. Over the years several houses on Southdown Road have made applications to built at the bottom of their gardens and this development, in a location that is entirely inappropriate, would create a precedent for not only further development along this lane, but also along other rear access lanes throughout the Adur District.

We also strongly feel that the development of a commercial property in an otherwise residential area is totally inappropriate.

On these grounds we strongly OBJECT to the Appeal.

Yours faithfully

Jean and Nigel Feldberg

The Planning Inspectorate

Further information on us and the planning appeal system can be found on our website www.planning-inspectorate.gov.uk

For official use only
(Date received)
1-Mar-2014 18:47

COMMENTS ON CASE (Online Version)

Please note that comments from interested parties to this case need to be made within the timetable for it. This can be found in the notification letter sent out by the local council. This will usually be available in the list of documents for this case.

Comments submitted after this date may be considered invalid and returned to the sender.

DETAILS OF THE CASE

Case Reference: **APP/Y3805/A/14/2213324**

SENDER DETAILS

Name: Mr and Mrs Jean and Nigel Feldberg

Address:
25 Ravens Road
SHOREHAM-BY-SEA
West Sussex

Phone no. [redacted]

Fax no

Postcode: BN43 5AJ

E-mail [redacted]

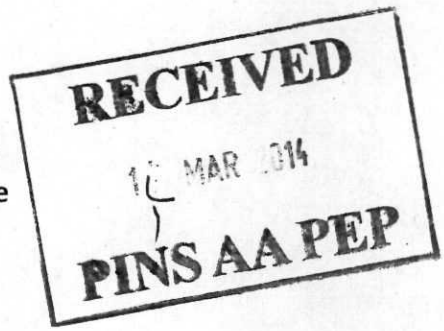
Please confirm how you wish to correspond with us:

- Electronically, via the email address specified above ☑
- On paper, by post. ☐

Acting On Behalf Of: N/A

33 Ravens Road,
Shoreham-by-Sea,
West Sussex
BN43 5AJ

4th March 2014



Peter Barnett
Principal Planning Officer
The Planning Inspectorate
3/05a Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dear Mr Barnett,

Planning Application Inspectorate Reference: APP/Y3805/A/14/2213324

I am writing to you to **object** to the appeal lodged by the proposer of development at 18, Southdown Road, Shoreham-by-Sea, West Sussex BN43 5AN.

I have lived at 33 Ravens Road since 1972.

My objection is on 2 grounds:

1. Proposed use of the private twitten between Ravens Road and the rear of the named property;
2. Proposed significant change of use of the garden space to the rear of the named property.

1. The twitten is **not** a lane, it is a narrow track. It is bounded by walls and does not have adequate turning space at its juncture with the twitten running behind the Ravens Road properties. The twitten is unsuitable for regular vehicular access; it is simply used by the householders to access their garages at the rear of 29 & 31 Ravens Road. The twitten is private property; it is in shared ownership between householders in Ravens Road. There is no public right of way over the twitten. There is potential danger if vehicles exit onto Ravens Road, particularly if the driver is not familiar with the twitten.

2. The change of use from what is currently a garage, to accommodation, is significant and inappropriate. The garden space between the properties in Southdown Road and those in Ravens Road provide a significant amenity. They are of benefit to the inhabitants and to wildlife and make a buffer zone between the houses; the introduction of holiday accommodation would infringe that buffer.

The proposer refers to an existing noise nuisance caused by summer evening parties. This is an exaggeration of the truth. The inhabitants of one of the houses in Ravens Road used to hold a summer evening party with live music once a year. Though annoying, this was not a frequent occurrence. Those people have now moved away. No other residents cause as much or similar noise.

I ask you to take my objections into account in your decision-making.

Yours sincerely,



R.L.Olivier

Mr David Paterson
27 Ravens road
Shoreham by Sea
West Sussex
BN43 5AJ

Peter Barnett
The Planning Inspectorate
3/05a Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

24 February 2014

Reference **APP/Y3805/A/14/2213324**

Dear Sir,

I am writing to in relation to the appeal made by **Mrs Victoria Portwain for 18 Southdown Road, Shoreham by Sea, BN43 5AN.**

The appeal documentation is very thorough; however I believe there are issues are not addressed. For reference, my original objections to the proposal:

1. **Access to proposed development** – I believe this will be provided via the lane to the rear of our property, which is little more than a dirt path. This in my opinion would pose a significant safety issue in that the lane is not suitable for emergency services or indeed any other large vehicles. Additionally, the maintenance of this lane is shared amongst residents and not the council – which given it's current light usage is acceptable, but not if it were to be used as primary access to a property.

2. **Lack of privacy** – as our property adjoins the applicant's at the rear, separated by the lane, the proposed development constitutes a tangible reduction in privacy.

3. **Noise and disturbance** – Continued from point (2); initially during the construction and then when in use as a holiday let property, access to the site is via the lane. This in my opinion represents an unacceptable level of disturbance. A further question I have is how and where refuse collection would take place? Clearly the lane is not suitable for the collection lorries.

4. **Effect on Conservation Areas** – I am surprised that this proposal is within the acceptable bounds of the Southdown road conservation area. It is my understanding that proposals for changes to properties on this road are examined closely and those that detract from the character of said conservation area, are declined.

5. **Previous decisions and Precedent** – I must also object on the grounds that approving this would establish a precedent for others to 'garden grab' and follow suit – the effect on the immediately local infrastructure (the access lane, drainage, water, etc) and existing resident's privacy would be grave.

Please find below my additional comments on the appeal:

1. **Access to the proposed development**

Respectfully, the appeal does not address this.
During construction; by the very nature of the construction industry, the lane would necessarily be used by goods traffic delivering construction materials, as the road is un-adopted, what provision is there for any wear and maintenance on the lane to repaired? Given it's status, it would not, I believe, be the responsibility of the highways agency or the council.
After Construction – I understand that the lane would provide the sole access to the property, concerns above around the provision of refuse collection and other services remains a concern.

Cont'd.

2. Noise and Disturbance

Respectfully, here I disagree with Ms Portwain – the creation of dwelling at the rear of her property will absolutely have impact upon the neighbourhood. During construction the noise will be considerably more than that produced by those who store their vehicles in the garages.With reference to ongoing use, it is likely that external use of the property will unavoidably create more noise as this is effectively placing a new dwelling in-between two existing ones.

3. Conservation Area

Southdown Road remains part of a conservation area. My understanding of the concept was to preserve the character of an area. It is my belief that adding another dwelling to a house whose original proportions included a generous garden, doesn't fulfil the criteria of conservation.

4. Previous decisions and Precedent

Respectfully, the appeal does not address this.

An approval for this development establishes the planning precedent that others in the area can also turn part of their property into an additional dwelling. Whilst the arguments that building this proposed holiday let won't materially affect the access and the services to the immediate vicinity, establishing the precedent that others can do so opens up the possibility of a significant number of other developments – each of which would rely on the 'minimal impact' to the un-adopted road both during construction and on-going use. The premise that we are only talking about one property, effectively isn't valid here. Once the precedent is set, it becomes very difficult to say, "the previous proposal was OK, but yours now does impact the access/character of the area/services etc". Taken to an extreme, an approval represents the creation of a new residential street in the area, which I object to.

Yours Sincerely

[redacted]

David Paterson

50. Pryors Lane
Rose Green
West Sussex
PO21 4JD
March 17.

Planning inspectorate ref -
APP/Y3805/A/14/2213324

Dear Sir

Re the application for a B&B dwelling in Southdown Rd.

I do not think Shoreham is crying out for B&B's – it is not a holiday destination - What is there to do & see there? People choose to live there because it's a small, friendly, family town with excellent community spirit. It is a thriving town with a busy High Street (many Pontas should take a look), very rare in this day & age. It has busy pubs & restaurants, a fishmonger & 2 butchers - an excellent community centre in the Rope Tackle.

Shoreham is self sufficient - not in need of tourism. Let it remain a green space with a happy community

Yours faithfully

Miss M. Fox

B Goodwin

22 Southdown Road
Shoreham-by-Sea
West Sussex
BN43 5AN
[redacted]

14th March 2014
The Planning Inspectorate
3/05a Wing
Temple Quay House
2 The Square
Bristol BS1 6PN

Planning Inspectorate Number APP/Y3805/A/14/2213324
Adur & Worthing Application Number AWDM/0810/13

Dear Sir/Madam
With reference to the above mentioned planning appeal, I am writing to register my objection to this development as laid out in my letters of objection submitted to the Adur Planning Office dated 15th July & 26th August 2013, which I understand you will examine and consider in your deliberation of this appeal.
I would also like to add the following comments in respect of the applicant's **'Grounds for Appeal'** document dated January 2014:

Para 2 Reason for Refusal: Para 2.2 There are dozens of letters objecting to this application, and only 3 in support; none of the three correspondents live in the affected area.

Para 3 Grounds for Appeal: Para 3.1.2 makes reference to the now obsolete Adur & Worthing Draft Local Plan 2012 whilst in the next para (3.1.3) recognises the current document which superseded it - Revised Draft Adur Local Plan 2013.
In quoting para 25 (now para 26 in the current document) from this obsolete document the applicant is understandably 'cherry picking' in support of the appeal and in doing so; has failed to quote the full text - the remainder of which states:

"All proposals for visitor facilities should be sensitively designed so as to minimise impacts on the environment to an acceptable level".

By virtue of the location, design and use of this proposed development; it does not fulfil this criteria.

In support of my objection to this appeal I submit additional paragraphs from the **Revised Draft Adur Local Plan 2013** which are obviously not included in the applicant's **'Grounds for Appeal'** document.

Para 4.3 New developments should be well-designed and integrated into the landscape and townscape, and contribute positively to Adur's character and distinctiveness.
These matters should be taken account of in proposals for new development.
The urban areas of Adur also have differing characters, which should be taken account of, and be respected by, new development (see A Spatial Portrait of Adur).
Good design encompasses architectural design, form, height, scale, siting, layout, density, orientation, materials, parking and open space/green infrastructure.
This proposed development does not meet the criteria laid out in this paragraph; particularly as this is a conservation area.

Para 4.5 While Part M of the Building Regulations addresses access to buildings for people with disabilities, the needs of users with disabilities should also be taken into account at all stages of the design and development process.
Due to poor access, this proposed development cannot comply with this requirement.

Para 4.6 Private residential gardens are now excluded from the definition of previously developed land. However, this does not mean that applications for this type of development will not be considered. Where these sites lie within the Built-up Area, development may be appropriate.
A range of issues, including the size and shape of the garden, impact on neighbouring dwellings, biodiversity, density, and the character of the area, will all be taken into account, and each case will be determined on its own merits.
This proposed development will impact on neighbours, the character and distinctiveness of the Conservation Area.

4.14 Development within Conservation Areas will be expected to be of a high standard of design, use appropriate materials, and to preserve and enhance the character and appearance of the particular Conservation Area. Character appraisals and management strategies have been prepared for Shoreham-by-Sea, Southlands and Southwick Conservation Areas.
This proposed development will not enhance the character and distinctiveness of this conservation area or comply with Adur's 'Character appraisals and management strategies'.

Returning to the applicant's **'Grounds for Appeal'** document I submit the following:

Paras 3.1.5; 3.1.7; 3.1.8; 3.1.9

a) In respect of the above mentioned paragraphs I submit the following:
b) There is a proposal before the council to build a hotel on the Ropetackle site.
c) There is an excellent Youth Hostel very close by; within the National Park at Truleigh Hill.
d) This is a low density built up location within a conservation area and not an appropriate place for this construction.

Para 3.1.10 This statement is incorrect. The principle of a holiday let maybe consistent with the visitor economy, but not in this location.

Para 3.1.11 The rationale is clearly that the houses in this Conservation Area have long, secluded gardens within a tranquil location containing sheds summerhouses and garages not ancillary dwellings located in the gardens.

Para 3.2 Reason for Refusal 1 – Change in noise and disturbance and effects on the character of the area as a result of the holiday let. Para 3.2.1 The statements contained in this paragraph are quite simply overstated / inaccurate.

a) The applicant does not use the hard standing space to park her vehicles; they are inevitably parked in the front drive and in Southdown Road. The manoeuvring required at present to drive onto this hard stand is very difficult, hence the plans to remove part of the flint wall.

b) Comments by the Highways Authority of 'potential' for less car trips are quite simply not accurate as the applicant has already stated that the garage is not and has never been used to park vehicles; furthermore if the business is as successful as the applicant would want; car trips will increase significantly.

c) A resident in Ravens Road does indeed keep a motorbike in a garage which he use to travel to / fro work. This is used Monday to Friday but not during inclement weather; holiday periods or at weekends.

d) The resident at no 16 parks his car in Southdown road and his truck at the rear during which time he may from time to load or unload materials.

e) Mrs Maguire of Mill Warbler will confirm that Refuse Collection Vehicles and Postmen visiting Mill Warbler by vehicle, park in Mill Lane and proceed on foot. This is due to the narrowness and poor condition of the lane and the lack of a turning area.

f) Teenagers (left alone by parents / guardians) occupying a house in Ravens Road to the rear of the applicant's house did throw an all night party 4 years ago, to which Police were called and representation made to the EHO.

g) A resident occupying a house opposite the applicant's rear garden, did indeed throw an annual party in the garden every July for a brief number of years; until a nearby resident - incidently related to this occupier – complained; as a consequence the annual parties ceased in 2012.

Para 3.2.2 States that the proposed development would not lead to increased noise levels / disturbance. Holiday Makers do not have the same constraints on their time as the residents, some of whom work. Arrivals and departures; and indeed holiday activity within the external spaces being proposed for use by these visitors will create considerably more disturbance.

Para 3.2.5 Given the applicant's research in respect of the need for holiday accommodation within this area, reference to minimal increased levels of domestic activity and noise is not valid.
If the business is as successful as the applicant indicates then the level of domestic activity and noise will significantly increase in this peaceful tranquil location.

Para 3.2.7 Comments in respect of the character of the existing garage are irrelevant as it is concealed by high solid timber gates.

Para 3.2.9 The removal of any more sections of the old flint wall is to the detriment and character of this lane and the surroundings.

Para 3.2.10 Grey bi-folding doors; Solar water heating panels; PV Panels; Roof Lights and sedum roofing that will protrude significantly higher than indicated by the applicant will never blend in with the sylvan character of the area.

Para 3.2.11

a) The proposed dwelling is not in keeping and will not enhance this very tranquil and unspoilt location.
b) It has an un-neighbourly effect on the existing dwellings (particularly neighbours at no 20), due to the nature and use of the property.
c) The proposed dwelling does not incorporate adequate standards of residential amenity due to its' inadequate internal dimensions.
d) Access arrangements to the public highway in respect of pedestrians are totally inadequate.
e) The proposed development has already been refused and cannot be considered as complying with the Planning Authority Standards.

Para 3.2.12 This statement is not correct, the development does not comply with policy AH2; proposals in respect of the sloping roof cannot be achieved without making it significantly higher than stated.

Para 3.2.18 The proposed dwelling does not incorporate adequate standards of residential amenity - as previously stated - due to its' inadequate internal dimensions.

Para 3.2.20 The applicant's statement in respect of reducing the number of car trips and working from home should be examined carefully as information currently within the public domain indicates that she holds positions such as Director or Secretary within 8 limited companies; 3 of which are registered at 18 Southdown Road, one of which is listed as a property management company in London. The applicant already works from home.

Para 3.2.22 The advice from West Sussex Fire & Rescue Service was provided after a desktop exercise, no site visit was undertaken. I have over 40 years experience in this field; had the Advisor visited the site and seen the location, I cast doubt over the same advice being provided given the prevailing problems over emergency access.
May I respectfully refer you to paragraph 8 of my letter to the Planning Officer dated 26th Aug 2013.

Para 3.2.23 Given the applicant's confidence of the success of this proposed development there will be a significant material loss of privacy due to the regular arrival and departure of guests; potentially at all times of the day and night.
This in turn will lead to a material increase in noise and disturbance within this otherwise peaceful and tranquil Conservation Area.

Para 3.3 Appropriateness of the Size of the Holiday Let

I note that upon examining the plans and stated dimensions submitted; the applicant's statement in respect of the internal space being 6 square metres smaller than recommended in current guidance publications, is incorrect. The truer figure is nearer 8.5 square metres smaller than recommended; i.e. the overall internal dimensions of this apartment are less than 24 square metres or 260 square feet in total.

Although private sector dwellings are not required by law to meet any specific internal space standards; in order to address concerns about small dwellings, Adur District Council and most other councils in the country have developed good practice Guidance Notes on Internal Space Standards for new homes. Adur's is an interim measure until a Supplementary Planning Document can be adopted.

These standards have been derived from guidelines issued by well established organisations, i.e.

a) English Partnerships' Quality Standards;
b) The Parker Morris standards;
c) The Commission for Architecture & the Built Environment;
d) The Home Builders' Federation.

The overall internal dimensions are less than the average dimensions of a bedroom in a budget / economy hotel (300-400 square feet) as quoted in dimensionsinfo.com.

Hotel bedrooms only provide sleeping accommodation / ablutions and cannot be compared to this proposed studio / apartment used to accommodating 2 adults and 1 or 2 children which from the applicants' submissions is planned to be rented out continuously throughout the year to paying customers; family and friends for between 2 and 28 days.

Para 5 Other Relevant Holiday Let Planning Applications

Whilst the applicant makes reference to a compass search revealing no dismissed applications for holiday lets for reasons of being too small; they are however dismissed for other reasons such as the proposed developments being unsuitable within the location. One example is of a retrospective planning application by a local fire-fighter in Cornwall to retain a detached garage for holiday letting.

Furthermore the appellant in the Northumberland example illustrated by the applicant did not win all his appeals; see Appeal Ref: APP/T9501/A/13/2194763 Land to the rear of Greystones, Lanehead, Tarset, Hexham, Northumberland, NE48 1NT.

The examples used in this submission refer to applications in rural areas, not urban conurbations containing Conservation Areas.

Paras 7.1; 7.2; 7.3 Current businesses offering accommodation cannot attract sufficient business to fill their bedrooms. This proposal will only serve to attract business away from these established businesses. Furthermore the council's own consultation report entitled Tourism Vision & Action Plan for Adur & Worthing states under 'Visitor Experience' that Shoreham by Sea is probably at best a potential half day visit.

The proposal will have a detrimental effect on the neighbouring residents who enjoy the tranquillity of this conservation area.

The proposed development is in a totally inappropriate location and will make no discernible contribution to our local economy.

Summary

Plans of the proposed development may be inaccurate in certain areas; it does not comply with regulations or guidance in a number of areas and would lead to an inappropriate form of development in the Conservation Area, detrimental to its open and undeveloped character.

This type of additional accommodation is not highly sought after as suggested by the applicant, current businesses cannot fill their rooms and the local tourism action plan suggests that Shoreham is at best a half day visit.

The appearance and treatment of the spaces between and around buildings is of great importance. The aim of any development should result in a benefit in environmental and landscape terms.

The proposed development does not respect local context or, in particular, the scale and proportions of surrounding buildings, i.e. garages, sheds and summerhouses, and would be out of character in the area, to the detriment of the local environment.

The properties in Southdown Road are typically characterised by large plots with large spacing between and large landscaped gardens which also provides home to significant urban wildlife.

The proposed dwelling would sit on the boundary between nos. 18 & 20.

The proposed dwelling is located in an area of neighbouring buildings which comprise of garages; sheds and summerhouses, the design of the development will be entirely out of keeping.

The site is located in a residential area where occupiers could reasonably expect a level of amenity concurrent with residential property.

The use of the property as a holiday let studio / apartment introduces a diverse element that by reason of the use is likely to result in noise, disturbance and nuisance to the detriment of neighbour's residential amenity.

The proposal by reason of its location would lead to a fragmented form of development in this access lane, out of keeping with and detrimental to the character and appearance of the Conservation Area.

The proposal represents an inappropriate form of development within the Conservation Area and in the absence of any special circumstances would by its inappropriateness have a harmful impact on the open peaceful and undeveloped character of the Conservation Area.

Yours Sincerely

[redacted]

Barry Goodwin

APPLICATION REF
AWAP / 0003 / 14

PLANNING INSPECTORATE NUMBER
APP / Y3805 / A / 14 / 2213324

MR MARK DURHAM
7 RAVENS ROAD
SHOREHAM BY SEA
WEST SUSSEX
BN43 5AJ

6.3.14.

DEAR SIRS

MY NAME IS MARK DURHAM OWNER OF 7 RAVENS ROAD SHOREHAM BY SEA

I AM WRITING IN RELATION TO THE PROPOSED DEVELOPMENT AT THE REAR OF NO 18 SOUTHDOWN ROAD

MY GARAGE ALONG WITH THOSE BELONGING TO NOS 3 AND 5 RAVENS ROAD EXIT DIRECTLY ONTO THE PRIVATE TRACK THAT RUNS BETWEEN RAVENS ROAD AND SOUTHDOWN AV, I HAVE LIVED AT NO 7 FOR 15 YEARS AND STRONGLY OBJECT TO THE PROPOSED DEVELOPMENT AT NO 18 FOR PURELY COMMERCIAL GAIN BY LETTING.

1ST POINT I WOULD LIKE TO MAKE IS THAT THE TRACK THAT WOULD HAVE TO BE USED BY THE BUILDERS AND THEN PROSPECTIVE CLIENTS LETTING ANY BUILDING AT THE REAR OF NO 18 IS UNSUITBLE FOR THE COMEINGS AND GOINGS OF MOTOR TRAFFIC ON A DAILY BASES,

THE TRACK IS NARROW AND UNMAID AND IS USED BY THE RESIDENTS OF SOUTHDOWN AV AND RAVENS ROAD TO GAIN ACCESS TO THE REAR OF THE GARDENS I MYSELF AND A COUPLE OF OTHER RESIDENTS, TAKE IT ON OURSELVES TO MAINTAI E THE TRACK AND CUT THE GRASS WITH WHICH THE TRACK IS MADE UP.

THERE IS POSSIBLY ONLY 2 | 3 THAT WILL DRIVE ONTO THE TRACK EVERY FEW DAYS WITH THE MAJORITY OF RESIDENTS KEEPING THEIR CARS ON THE ROAD AT THE FRONT OF THEIR PROPERTIES, THE TRACK IS USED BY RESIDENTS TO GAIN ACCESS TO THE REAR OF THE GARDENS ON FOOT.

THE APPLICANT I UNDERSTAND HAS A HISTORY OF BUYING PROPERTIES WITH LARGE GARDENS THEN SEEKING PERMISUION TO DEVELOP THE GARDENS FOR FINANCIAL GAIN

THIS DEVELOPMENT IS GOING TO BENIFIT NO ONE OTHER THAN THE APPLICANT AND AS FAR AS I CAN SEE IS THE THIN EDGE OF THE WEDGE, THE HOUSES IN SOUTHDOWN AV AND RAVENS ROAD ARE LUCKY TO HAVE GOOD SIZED GARDENS AND IF PERMISUION IS GRANTED THEN IT WOULD BE HARD TO STOP OTHER PEOPLE LOOKING TO MAKE EASY MONEY BY BUILDING IN THEIR GARDENS.

THIS AREA OF SHOREHAM IS HISTORIC AND STILL RETAINS ITS HERITAGE AND CHARM AND CERTAINLY WILL NOT BENIFIT FROM UNNECESSARY BUILDING'S.

I HAVE SPOKEN TO NEIGHBOURS WHO FEEL LIKE MINDED AND SHOULD HAVE WRITTEN INTO YOU. NO 18 IS A NICE SIZE FAMILY HOME AND PROPERTIES LIKE THIS SHOULD BE USED AS SUCH AND NOT PURCHASED WITH AN EYE TO MAKING EASY MONEY.

YOURS SINCERELY

[redacted]

MRS DIAN MAGUIRE

MILL WARBLER

MILL LANE

SHOREHAM BY SE

BN43 5AG

09/03/2014

PLANNING APPLICATION APP/Y3805/A/14/2213324

Dear Peter Barnett, i am wishing to add further comments in respect of the above planning application. First i wish to bring to the planners attention that in order to build my property on application SU/204/83/TP/FP I had to buy a piece of land to widen the access road in to the track and have it surfaced so any vehicle bigger than a car ,like all the lorrys that go down this track should not be using my land, also i have maintained this track for nearly 30 years with no other neighbour helping. Also it states no business,trade or profession shall be carried out in the garage of my planning application so I feel it totaly wrong to allow one person to demolish a garage and replace it with a dwelling for accomodation which provides an income (a business).With the previous owners of 18 southdown road The Mitchells having their planning turned down and quite a few others in this road wishing to do the same i cannot see what has change or merrits the planning being granted.

Mrs D Maguire [redacted]

5 Ravens road
Shoreham by sea
West Sussex
BN435AJ
10/03/14

Dear Sir

I have recently been made aware of an application to build a property at the rear of 18 Southdown Road Shoreham by sea .West Sussex BN435AN. AWDM/0810/13
As I understand it they wish to use the rear lane (Little Ravens Lane) as a service road and the main route to and from the property.
I wish to oppose this for the following reasons.

1. The lane is little more than a dirt track and in bad weather can be impassable due to mud and standing water.

2. The garages at the southern end of the lane belonging to 3,5,7 Ravens Road use this for access, and increased traffic using it will only cause a further deterioration to the already poor surface

3. Should at at any time the wall/fence across the aforementioned garages be reinstated access to the new property would severely limited.

Yours Sincerel[redacted]

Paul Robb

[redacted]

The Planning Inspectorate

3/05a Wing
Temple Quay House
2 The Square
Bristol, BS1 6PN

Direct Line: 0303 444 5282
Customer Services: 0303 444 5000
Fax No: 0117 372 8181
e-mail: teamp11@pins.gsi.gov.uk

Peter & Jackie Harbidge
20 Southdown Road
SHOREHAM-BY-SEA
West Sussex
BN43 5AN

Your Ref:

Our Ref: APP/Y3805/A/14/2213324

Date: 5 March 2014

Dear Peter & Jackie Harbidge

Town and Country Planning Act 1990
Appeal by Ms Vicky Portwain
Site at 18 Southdown Road, Shoreham-by-sea, BN43 5AN

Thank you for your letters making representations and asking the Inspector to look at the appeal site from your property.

I will make sure that the Inspector sees your request. However, it is for the Inspector to decide whether to accept your invitation. If it is accepted, the local planning authority (LPA) and the appellant or their representative will also have to be present throughout the visit.

The purpose of the site visit is to allow the Inspector to see the site before deciding the appeal. The Inspector can be asked to note particular physical features of the site or of the proposed development itself, but will not be able to discuss the merits of the case with anyone during the visit. We will send you details of the site visit as soon as they are made.

I am sending a copy of your letter and this reply to the appellant and the LPA.

Yours sincerely

Jenni Ball

105(BPR)

INVESTOR IN PEOPLE

POSITIVE ABOUT DISABLED PEOPLE

20 Southdown Road
Shoreham-by-Sea
West Sussex
BN43 5AN
25th February 2014

The Planning Inspectorate
3/05a Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

Planning Inspectorate Number APP/Y3805/A/14/2213324
Application No. AWDM/0810/13

Dear Sir/Madam,

I am writing with regard to the appeal made by Vicky Portwain for 18 Southdown Road Shoreham-by-Sea. My husband and I live next door to the applicant, and would be very much affected by this proposed development which I strongly object to.

The reason we chose to buy this house in Shoreham was because it was a nice semi-detached Edwardian family house in a Residential Conservation area, with a large garden which is quiet and peaceful and most of all private. I believe this is the reason why most of the residents have purchased properties in this area. When we bought this house in 1996 we had neighbours either side with young families, 3 children at no. 18 and 2 at no.22. and we enjoyed hearing children playing in the gardens, normal noise, which is not the same as having strangers coming and going at all times at the end of the garden. Our neighbours at 22 now have young Grandchildren who regularly visit and enjoy playing in the garden.

We were aware that there had been an earlier Building Application by our then neighbours for a property to be built at the end of the Garden, but it was turned down. Other neighbours have put in applications for different building issues but similarly turned down because, inter alia, would have dramatically changed the nature of the Conservation area.

I have read through Vicky's appeal, and whilst is is very lengthy being 49 pages, it is really not much different from her original application. I have noticed comments concerning reduced number of car trips para 3.2.20 which are rather curious, as I believe that both Andy & Vicky already work from home, so granting this application will not make any difference.
The other examples of granted developments in other areas appear to be in Rural areas and not Urban like Shoreham, and therefore seems to be totally irrelevant. In Para 3.2.1 Vicky mentions that the hard standing to the rear of the garage is currently used either for resident or visitor parking or play space. I go down my garden almost every day, and since the Mindel's have lived next door I have never seen a vehicle in that area.

Not wishing to repeat myself from objections in my original letter, these are the reasons why I think the proposed development is not appropriate:-

The deeds of our house state that no commercial use is allowable. We object to the proposed change of function of the Garage at no.18 from a Garage into a "Rented Holiday Flat". Both a major change of use, and for Commercial Practice.

Access to the back of 18 Southdown Road is via the narrow, un-adopted track. Therefore in a case of emergency Ambulances and Fire engines would have problems accessing the rear of the property where the proposed holiday flat would be. They would be unable to turn around so it would be necessary to reverse either in or out of the lane. The distance from Mill Lane is approx. 100 meters to

the proposed new build. Private cars can access no. 18 with difficulty. Please see below a photo of the track at the present time which is the approach to and from the property to Ravens Road. If the development were to take place there will be numerous large vehicles delivering construction materials and there will be a huge disruption and possibly/probably damage to the already damaged track and flint walls during the building works, not to mention inconvenience caused by dirt and dust and noise to residents during this period, which is unacceptable.



Security is a problem in the lane which is unlit and very dark, and there have been a number of successful and attempted break-ins, and damage to property, even very recently an arson attack was made on one of the garages and the fire engine was unable to access the lane and had to run hoses

some 150 metres to deal with what was left after the fire. Furthermore, on Wednesday of last week another garage was broken into and the Police called.

Parking in Southdown Road is a serious issue, and local Authority Plans were circulated recently, and will restrict parking even further.

Refuse collection will involve carrying/wheeling rubbish to the top of the lane to Mill Lane as the refuse vans do not drive down because of difficulty of access. There is also the issue of rubbish/fly tipping in the lane. In the past it has been left to Residents to have to dispose of furniture including settees, builders rubbish including plumbing materials, toilets etc. being dumped and removed at our own expense.

Only other access to rear of house would be via the front side of no.18. No solid path and no disabled access.

The "building changes" proposed would make the Garage 40cm higher and longer by about one metre. We see from the plans that Solar panels are also proposed, and we understand that depending on the make of panel, would heighten the garage by anything from 8-10 to 50/60cm which also would be hideous for us to have to look at, not to mention the loss of light. There are also plans for a "green roof" which whilst lovely at Chelsea Flower Show, I believe are very high maintenance and if not tended to, will quickly become untidy and another eye sore for us to look at from our side of the garden.

The Garage itself (I believe) is a single brick skin with some rendering on one side (not the wall adjoining our garden - no 20). The internal proposals do not seem to allow for insulation which I understand will encroach into the "flat space by 6 to 12cms (all round). the foundations and floor are not up to an acceptable living standard, but again could reduce the "living area"

Sewage, water and electricity are all feasible, but there are already regular unblockings of the sewer which is situated in the lane because of overuse or incorrect use of unsuitable objects, i.e. nappies etc. Telephones, TVs, microwaves, etc. would all present additional noise problems.

To agree change of use of the Garage would definitely in my view, encourage others to apply to build. (In fact over the years we have been approached regularly by Builders). It would just be the tip of the iceberg and lead to future developments. We are aware from our neighbours that they have already been letting part of the house on a b&b arrangement through airbnb but found this to be intrusive when they were at the property. We are also aware from past lettings that our neighbours were often absent so that there is no control or supervision of tenants which is a problem particularly for us.

I have noticed from the website that the Mindel's are in fact already letting a property in London which can be viewed on www.airbnb.co.uk/rooms/2113331. In previous letters of objection many people commented that Andy & Vicky had a hidden agenda, and it is becoming increasingly clear that when Andy & Vicky bought no. 18 they had some commercial schemes in mind.

The proposed development at the bottom of our neighbour's garden will completely change the nature of the two houses. It would encourage others to apply to build and significantly change this existing part of Shoreham-by-Sea. By and large the extensive gardens are a real attraction for wild-life. Our gardens are visited regularly by large numbers of a variety of birds, squirrels, even 2 pheasants on one occasion, hedgehogs, foxes, field mice, butterflies, stag beetles, lizards, grass snakes and other insects. We even had two bee-eaters about two summers ago which caused quite a stir with the Bird watching fraternity, when we found a large number of eager Bird watchers with their zoom lens cameras and binoculars trying to get a better view!! It even got into the National Newspaper. The lane end of the gardens and the patio, are normally quiet and used regularly to catch the end of the day's sunshine and tranquillity.

All these would be affected in the short term and more so if others succeed in building. We do not feel that this project is appropriate for this neighbourhood which is in a Conservation area of Shoreham, and we feel not the right place to be running a business.

We don't believe we are talking about any real commercial benefit for Shoreham through a single holiday let. This is just opportunism not commercial enterprise.

We believe it would be the wrong change in the wrong place and therefore, we strongly oppose this development, on its own value and on future implications for the area, and understand that many of our neighbours are going to object to this too. Whilst Shoreham is a very nice place to live in, I do not consider it to be a holiday destination, and there are plenty of high standard hotels and b&b's in the surrounding area which are far more suitably placed than the proposed development, which is not.

I notice that we can ask for a site visit by an Inspector, and will be very pleased if this can be arranged. Our phone number is [redacted] for the Inspector to arrange a suitable time and date. We shall be away from 8th – 15th March.

Yours sincerely,

[redacted]

Jackie Harbidge

20 Southdown Road
Shoreham-by-Sea
West Sussex
BN43 5AN

28rd February 2014

The Planning Inspectorate
3/05a Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

Planning Inspectorate Number APP/Y3805/A/14/2213324
Adur & Worthing Application Number AWDM/0810/13

Dear Sir/Madam

I have waded through the 49 page appeal, and concluded that the only way I can communicate sensibly, is to "update" my letter to Peter Barnett dated 24th August 2013. I have tried to stick to broad headings and key points. Regrettably the "49er" refers to several points over several times. I hope it is accepted that refuted points once refers to every time the same or variation of each point is raised. The alternative is another "49er".

(1) The Grand Policy Issues
Several statements ask to allow the holiday let to open up and improve tourism in Shoreham. In doing so it will show that Shoreham is looking ahead, changing with the times, and tackling the said aim of creating 6000 jobs and £220m. One holiday sublet is a small start. Logically it follows, though not said, that the implication is that all garages, out-houses, sheds, and spaces could do the same, thereby improving tourism, and meeting the applicants interpretation of the proposed, though not accepted vision. I understand that this remains the status quo?

To follow this line means ignoring the Conservation status of the area, will change the nature of the local area, will introduce commercial activity in a residential area, and ignores the deeds of numbers 18 ,20, 22 & 24 Southdown Road, also Mill Warbler, that commercial activity should not be permitted.

(2) The interpretation of the vision

The arguments seem to bounce from Tourism to encourage the role of people who work from home. There are passages quoted out of context, some of which are not yet accepted by any authorities, and where the proposals do not quite meet the laid down rules, the appellant seems to be asking that the rules be adjusted to embrace their proposal.

(3)The New Build

The existing sizes of the Garage (quoted) are: - 4.93m x 6.05m (per applicant)
The new dimension (quoted) will be: - 4.93m x 7.05m and raising the existing build by minimum 0.36m

The applicant is proposing an Eco-friendly build, and claims the rebuild in no way damages or intrudes neighbours privacy, Not so, it does affect light and space, and presents a longer and higher wall facing the south. Privacy is not several metres away to the nearby houses, as suggested, but by the thickness of a bordering wall or fence. There are references to a higher building at the bottom of 20 Southdown Road. This is the original garage that has been there for many years, probably built soon after the Edwardian house, but more to the point, because of the height of my Garage referred to, I have measured the height and my measurements show it to be 12' 8 ½" or 3.850 metres. The proposed new build is 4.93 metres. And my Garage is below the actual lane surface by 16 inches or 41 millimetres. The discrepancy is so different from the appellants quote that, if it is an issue with the Planning situation, I believe the Inspector should verify the measurements.

Pictures of the original garage taken last year.





(4) New build problems

(a) At present the applicant has two vehicles (one car and one camper van)

(b) The unmade, un-adopted track or lane (definitely not a road) is little more than a dirt track, and quite uneven, NOT all crushed stone as suggested. In bad weather the track can be very muddy and pot holey. I understand that the non-turning area is to be improved by removing part of the existing flint wall. The driver will have to manoeuvre in and out with repetition and skill, resulting in additional damage to the track. Just for the record I enclose some photographs of the state of the "lane" or "track" at present following wet weather. The main "track" is passable by car if driven slowly and carefully. The "short" link "track" from the back of 18/20 Southdown to Ravens Road, is at present unusable on foot or by vehicle, unless prepared to squish through the mud at the risk of slithering a car into the walls and vegetation. The reference to using a "buggy" i.e. pram or pushchair or a wheelchair I believe to be "creative thinking". In wet weather impossible. Please see photos below.

(5) Services Access

(i)Extremely difficult for Fire Engines, Ambulances and Lorries (i.e. building vehicles) - NO turning area. The fire sprinkler proposed is only a compromise, and in the event of a serious conflagration, the proper services would have the same difficulty to face. A recent arson attack on the garage at the rear of 8 Southdown Road backing onto this track, involved the Fire service vehicle running hoses some 150 metres to deal with what was left after the fire. With proposed human occupancy this will make the issue even more serious and dangerous, and no doubt will be taken into account by Planners. The appellant, having taken the appeal to the Secretary of State has caused me to check some of the "assumed and accepted measurements" Firstly the link road between Ravens Road and the proposed build is somewhere assumed to be 47 yards (44 metres). In fact, from the Ravens Road nearside kerb to the nearest point of the new build, will be in between 65/70 yards or 65 metres. There would be no turning point for e.g. A Fire Engine. Regarding the width of the lane referred to as below the specified width for Fire services, Ambulance, etc. caused me to measure the width of track outside my Garage. My measurements show the wall to wall width at 3.54 metres. More importantly this does not take into any account that my Garage entrance is below the height of the main track by 42mms, and actually reduces the width by at least 40mms because a soak away is placed there. Any wide vehicle is in danger of side slipping into our wall or Garage, or at least further damaging the narrow parts of the track and flint walls, and in particular my property.

Rubbish Collection

(ii)I think it is naive to think that visiting guests are always going to clear up after themselves following their holiday. Some will, but not all. To clear rubbish will mean carrying rubbish about 65 metres, and involves segregation for re-cycling. As pointed out (photos attached) that at times the short link is impossible for hand–pulled bins. Having reached Ravens Road, where do the "users" expect to leave their bins overnight for collection. Placements have to be on the pavements/outside other people's houses or in the lane, thereby blocking access. The alternative is to wheel bins up and down the track, by measurement 90/100 metres each way. Once again, where are the bins to be left overnight? Either outside private properties, or in the lane, blocking access.



Approach from track to Raven's Road – February 2014



Approach from track to Raven's Road – February 2014



Approach from Raven's Road to track between Southdown Road and Raven's Road – February 2014

(iii) Security

It is highly probable that car users will not close the gates on a regular basis, and possible that they would be left open most days for convenience; this will be a serious security breach. Houses 18 & 20 Southdown are separated by a 1 brick skin wall, easy to hop over and opens up security risks for my garage and house at 20 and also our other neighbour who lives at Mill Warbler. There have been several recent break ins into houses and garages along the track, including the arson attack referred to above. ***In fact only 3 days ago a garage 15 metres away from the proposed new build was broken into and this was reported to the Police. The proposed application can only worsen the situation.***

(iv) Flint Wall

Not so very long ago, a substantial part of the flint wall running along the lane approx...10 metres from no.18 Southdown Road fell down when damaged by a large vehicle. A few of the neighbours, including myself, paid for the wall to be restored; at I may say considerable expense. We thought it was worth trying to retain the character of the lane. The point is that the walls are old, and cutting away part of the flint wall at no. 18 would very likely result in a collapse. Will it be rebuilt as a flint wall, or does it not matter anymore?

(v) Building Chaos

If this project goes ahead then we will be faced with traffic, dirt and noise for as long as it takes. Deliveries of materials, workmen and their cars, vans etc. will affect all neighbours for several weeks. The sewage connection will close the lane completely for a period, and from my information may damage the wall foundations of neighbours. Who will accept the costs of survey and repair in the future? I re-emphasise the narrow points of the track and no natural turning points. No doubt builders will get there, but at what price for the rest of the Residents?

(i) *(vi) Letting Problems*

(a)Successful marketing would aim to fill accommodation for 52 weeks per year. Short lets, etc., become almost irrelevant, except to vary the security risk, noise and intrusion, depending on who is there each letting period.

B&B at Main House

Vicky & Andy have family and friends visiting from time to time. But, during the past 2 to 3 years there have been a good number of people who have stayed there as either b&b or sub-lets. As often as not Vicky & Andy have been away leaving the occupants to themselves. I had a conversation with Vicky & Andy at that time, and they made it clear that if they are at home when b&b or sublets are there, they found the stays too intrusive.

Under b&b at main house Vicky (states "the small number of visitors staying via Airbnb last year was a test for the demand," etc. With respect, I regard this as creative thinking. I believe it was an initiative to make money and for their own reasons chose to change their plans. Airbnb clearly advertised the b&b for cost not for a testing ground. Incidentally, sparked by the appeal to the Secretary of State, I had a look at the website, and apart from the current issue around 18 Southdown Road, is recorded that Andy & Vicky are already advertising a property at Crediton Road Kensal Rise ***www.airbnb.co.uk/rooms/2113331*** *for rental at "from £90 per day", ie. a commercial activity?*

In the numerous letters sent in by local residents there were many references to a "hidden agenda". I cannot read the appellants mind but I believe that there is a serious risk of plans for further conversion and whatever can be achieved for commercial advantage. My concern is that if a holiday let is built, apart from other residents deciding to build similar lets, logically why not convert the other sheds and conservatory in their garden and around the proposed garage/build. That is certainly what I would do if my sole aim was to commercially develop the garage at that end of my garden.

We have been approached by developers who suggested that by linking gardens 18 & 20 would allow them to build 2 or even 4 new units. It is likely that other owners have been so approached. Certainly all these houses with good size gardens regularly receive letters and circulars offering house value assessments etc.

Either Conservation means conserve or it doesn't. Which way is the Area to go?

There are enormous stretches of "brownfield" sites on the Brighton coast Road entrance into Shoreham. They are unsightly and in sorry need of attention, and could house dozens of residents and could include a Hotel.

(b) Control of the new build would require access to the "Landlord" at all times. As Vicky & Andy are frequently away, much of the control could only be by mobile phones. What happens when an awkward issue arises when they are away and the problem cannot be resolved by telephone? Will there be an Agent employed?

(c)Small bedroom – proposed for 2 adults and 2 children. Not great arrangement for 2 adults and 2 toddlers in the same room, but for 2 adults and 2 young adults, surely presents problems of privacy. New Proposal refers to 2 adults and 1 infant/child. The Planning Officer originally decided on the basis of 2 adults and infant/child....i.e. too cramped and too small (Page 3 – 3rd main paragraph of Development Management – Delegation Officer Report Application AWDM/0810/13 – 20th September 2013 refers to this.

In the latest appeal, several references are made to smaller rooms in Hotels, in the UK and abroad where the appellant claims means that's ok then. Of course we have all at some stage holidayed in a small room and managed to enjoy the holiday. However, this is a proposed new build and surely should be built to agreed comfortable high standards, and not cramped conditions squeezed between backs of houses and an unmade, unlit track. I also notice that there will not be any provision for a washing machine, which I would have thought essential for a young couple with a small infant/child.

(d) It is likely that young children will use the track for play, just a point; children in the track cannot be seen by any of the surrounding houses, including no. 18.

<u>Precedents – quoted as examples by appellant</u>
<u>The Long House, Hobbles Green, Cowlinge, Newmarket, Suffolk</u>
(1) This build is in a RURAL area not URBAN
(2) 2006 Planners agreed to a "replacement dwelling" with detached garage/studio
(3) 2008 Change of Plan-including along the way "a wind turbine", presumably because the appellant wasn't satisfied first time round. Whatever, once an agreement made, then the changes come.
(4) No comparison with URBAN Shoreham

In this case :- Planners "could only agree if
(a) Building structurally sound
(b) Capable of conversion without the need for extension
© No Significant alteration

No. 18 Southdown Road appeal misses on all three counts, and is any case in an Urban area, not a Rural area.

I believe the Long House case is interesting but irrelevant.

<u>Land at Greystones, Lanehead, Tarset, Bellingham, Northumberland NE48</u>
(1) The Bothy was a new word to me, but like the Bunk House, there is <u>NO</u> suggestion of building cramped accommodation either there or in any of the five Bothies.
(2) The site is (a) "large sloping uncultivated field bounded on two sides by RURAL Public Highways and a shared access/track"
(3) It is a RURAL area and not URBAN
(4) Scale totally different

(5) Complete new builds from scratch
(6) No suggestion of limited facilities, eg. Washing machine (even requires facilities for washing car wheels)
I believe that the example bears no relevance to this appeal.

Proposed Parking at proposed holiday let

The appellant says at para.3.2.1 that "the hard standing to the rear of the garage is currently used either for resident or visitors parking or play space" I can say that in the past 2/3 years I have only on one occasion seen a vehicle parked there. Of course I have the occasional holiday and sometimes away at weekends, and when I drive off it is possible that "residents or visitors" drive round and park on the hard standing. However, I do not believe that is what happened. It has VERY RARELY been used for parking.

Summary

(1) Conservation Area – this proposal flies in the face of everything I understood "Conservation Area" stood for.
(2) A new dwelling (described as a Holiday Let) and being run on a Commercial basis could not possibly be seen as in keeping or improving the area at all, especially a Conservation area.
(3) A new dwelling (and Commercial) will open the door wide for others to do the same. It's not a thin wedge, but crowbarring the door.
(4) Commercial – Numbers 18, 20, 22 & 24 Southdown Road and Mill Warbler have Covenants in the Deeds precluding commercial use, and probably more of the properties in the area also.
(5) Privacy, Intrusion, Noise and loss of light are considerably worsened.
(6) Security risk is increased dramatically.
(7)Chaos – dramatic, noisy, messy and inevitable.
(8) Damage to the track/lane inevitable from Lorries/vans/diggers/building materials etc. Also possible/probable damage to the foundations of walls/garages nearby which depends on depths, lengths and widths to link sewage services, not to mention water and electricity cables.
(9)Services, Fire, Ambulance, Refuse, Access and Sewage are all highlighted.
(10) The Wedge Domino Effect
Nobody should delude themselves; if this application succeeds, others will follow and fast. The Conservation Area will count for nothing, and the nature of the area will be completely changed for ever. One of the objectors referred it to "Blackpool". Not quite there yet, but the issue is clear. One dwelling built, let or rented, or given to a relative, will become 2, 3 or 10 dwellings.

I have decided not to challenge all the numerous points made which are misleading in the appeal., but here are a few examples:-
(i) the height of the original garage at 20 Southdown compared to the proposed new build
(ii) the state of the track
(iii) the warming up of the motor bike quoted by the appellant in para 3.2.1. which is once per day in the morning Monday to Friday and warrants no serious attention.
(iv)Postmen calling at Mill Warbler are bordering on silent, or perhaps the appellant is referring to the occasional "whistling" Postman (appellants para 3.2.1.)
(v) The house in Raven's Road immediately behind 18 Southdown Road is quoted as "regularly having parties with music in the garden" This is incorrect. The house in question is further along the Road (appellants para 3.2.1.) I recall that 3 /4 years ago there was a party which was noisy and went on through the night. This caused some neighbours to complain and the Police were called. Since that time there have not been any problems.

I strongly oppose the Application and hope that it is rejected as swiftly as possible. It is very clear from the number of responses I have seen on the Adur & Worthing website that many of the Local Residents feel the same, and are

clearly disturbed by this application. It is also evident that several people wonder if there may be more to this application than meets the eye, e.g. other development motives behind this application.

I notice that we can ask for a site visit by an Inspector, and will be very pleased if this can be arranged. Our phone number is [redacted] *for the Inspector to arrange a mutually suitable appointment. We will be away from 8th – 15th March.*

Yours sincerely,

[redacted]

Peter Harbidge

Mrs Johnson

39 Mill Lane

Shoreham by Sea

BN43 5NA

22nd February 2014

To the Planning Inspector AWAP/0003/14

Re: APP/Y3805/A/14/2213324 development at 18 Southdown Road, Shoreham Be Sea

I write to object to the appeal against refusal of planning permission for the demolition of a garage and the erection of a building to be used as a holiday let.

I have been a long standing resident of Shoreham and I consider this development to be inappropriate in this location and in breach of the development framework.

I agree with the local authority in their reasons for refusing the original application and I do not consider any of the changes to the proposed development adequately address those issues.

The accommodation is in the wrong location – access is poor, the accommodation is cramped and the use of the former garage as a dwelling will result in an unacceptable impact on the amenity of the neighbours. Whilst I have family who visit us, they can stay in any of the plentiful B&Bs and hotels nearby. They would never consider staying in a tiny bungalow shoe-horned between the gardens of others and down a rough track. It is not the right place for such a development.

I trust you will consider my objections.

Yours sincerely

Mrs E A Johnson

29 Ravens Road,
Shoreham by Sea,
BN43 5AJ.

17th February, 2014.

Dear Sir,

Application No: AWDM/0810/13
Planning Inspectorate No: APP/Y3805/A /14/2213324
18 Southdown Road, BN43 5AN

Thank you for your communication regarding the above appeal.

I reiterate the objections as outlined in my letter of the July last.

Furthermore, I do not wish to have to tolerate the inevitable noise caused by any demolition and reconstruction during my remaining time in my home. If the appeal were to be accepted 'holiday makers' cause a considerable disturbance.

Yours faithfully,

[redacted]

Barbara Anderson.

The Planning Inspectorate,
3/05a Wing,
Temple Quay House,
2 The Square,
Bristol,
BS1 6PN

97 Dean Gardens,
Portslade,
BN41 2FX

7th February, 2014.

Dear Sir,

Application No: AWDM/0810/13
Planning Inspectorate No: APP/Y3805/A /14/2213324
18 Southdown Road, BN43 5AN

Thank you for your communication regarding the above appeal.

I reiterate the objections as outlined in my letter of 19th August last.

Yours faithfully,

[redacted]

Thomas A. Johnson.

The Planning Inspectorate,
3/05a Wing,
Temple Quay House,
2 The Square,
Bristol,
BS1 6PN

97 Dean Gardens,
Portslade,
BN41 2FX

7th February, 2014.

Dear Sir,

Application No: AWDM/0810/13
Planning Inspectorate No: APP/Y3805/A /14/2213324
18 Southdown Road, BN43 5AN

Thank you for your communication regarding the above appeal.

I reiterate the objections as outlined in my letter of 19th August last.

Yours faithfully,



Samantha J. C. Johnson

The Planning Inspectorate,
3/05a Wing,
Temple Quay House,
2 The Square,
Bristol,
BS1 6PN

Field House,
Church Farm Walk,
Upper Beeding,
BN44 3HD.

17th February, 2014,

Dear Sir,

Application No: AWDM/0810/13
Planning Inspectorate No: APP/Y3805/A /14/2213324
18 Southdown Road, BN43 5AN

Thank you for your communication regarding the above appeal.

I reiterate the objections as outlined in my letter of the 6th August last.

Furthermore, I wish to add that the reasons for continued refusal when we appealed against our refusal for planning permission still apply today – probably more so since it is now a conservation area. Regrettably I do not have the papers relating to that application – it was probably some 30 years ago.

If the appeal is accepted, it will affect several properties in the vicinity, not least of which my own mother who resides at 29 Ravens Road.
Although planning permission was given for Mill Warbler many years ago, it was constructed on vacant land, not from gardens of adjoining properties; and again, then not a conservation area. Presumably the question of a fire appliance did not affect the permission since the lane is wider towards the Mill Lane entrance, and hoses would probably reach the property from Mill Lane itself. The lane is narrower from Mill Warbler onwards; and the entrance from Ravens Road (running along my mother's property – 29 Ravens Road) is certainly very narrow, and could not accommodate a fire appliance.

Lastly, if the appeal is accepted and permission granted, it would 'open the flood gates' for the properties from no. 10 to no. 16 Southdown Road to seek similar permission causing problems for the over-loaded and out-dated drainage in the area.

Yours faithfully,

[redacted]

Valerie M. Mitchell.

The Planning Inspectorate,
3/05a Wing,
Temple Quay House,
2 The Square,
Bristol,
BS1 6PN

[redacted]

21 Ravens Road,

SHOREHAM by SEA.

West Sussex BN43 5AJ

[redacted]

10 February 2014

Dear Sirs,

Planning Appeal Number APP/Y3805/A/142213324 for 18 Southdown Road Shoreham by Sea

We are dismayed to read of this application to demolish an existing garage and to construct a single-story residence for temporary letting with associated parking facility.

Our house backs on to the lane which would appear to be the sole access to this proposed property and which is certainly most unsuited for regular use by vehicles of uncertain size and weight. We assume that it is the intention of neither the developer nor of the County or District Councils to raise the standard of this track to full roadway condition in order to allow its use by traffic to feed this proposed property. Of great concern is the Victorian drainage system which runs the length of the track and was certainly not designed to withstand the heavy vehicles needed for the construction phase of this development. We understand liquid waste from all properties in Ravens Road and some from Southdown road discharge into this ancient sewer. It is inconceivable that it would not be irretrievably damaged by trucks of bricks, trusses etc. and by concrete mixers.

The only buildings along the section of the track under this proposed development are sheds and rarely used garages and access is difficult most of the time. This is a situation which all the residents of Ravens Road find acceptable and desirable. The regular daily use by several vehicles would not. Our houses are much closer to the proposed development than are those in Southdown Road and the noise and congestion caused by regular access to a holiday- let would be most disruptive.

The Victorian houses in Southdown Road are in a Conservation area of Shoreham, the purpose of which is to retain the character and setting of the area. This proposed development would not fit in or enhance the area and the precedence set by acceptance of the proposal would most certainly undermine the principles of Conservation Areas. If this application or holiday accommodation were to be passed, it would inevitably encourage further proposals from other residents in Southdown Road. It would also encourage development within Adur District to spoil other rear access tracks, which would be most detrimental. Let us please keep our heritage safe in areas around Ravens and Southdown Roads.

We, therefore, request that you refuse this application, and that you send us a copy of the decision letter.

Yours faithfully

[redacted]

Gerry and Ann Russell

The Planning Inspectorate
3/05a Wing
Temple Quay House,
2 The Square
BRISTOL
BS1 6PN

R. A. & S. M. PARSONS
10 SOUTHDOWN ROAD
SHOREHAM-BY-SEA
WEST SUSSEX
BN43 5AN
TEL: [redacted]

RECEIVED
1 FEB 2014
PINS AA PEP

13th February 2014

Re Application Ref. AWAP/0003/14
Planning Inspectorate Number -
APP/Y3805/A/14/2213324
Land at 18 Southdown Road
Shoreham-by-Sea BN43 5AN

We the undersigned have already made representations regarding this proposed development, & have received a letter informing us there is to be an appeal.

We would like a copy of the decision letter sent to us & look forward to receiving this as soon as appropriate.

Yours faithfully

[redacted]